

AGENDA



Thursday, May 13, 2010

**Public Hearings and Possible Actions
RECOMMENDATION FOR COUNCIL ACTION****Item No. 62**

Subject: Conduct a public hearing and consider an appeal of the Zoning and Platting Commission's decision to deny a Conditional Use Site Plan application for a Hospital Services General (Jefferson Rehabilitation Hospital), located at 1600 W. 38th Street

For More Information: George Zapalac, 974-2725; Sue Welch, 974-3294; Sylvia Arzola, 974-6448.

The applicant for Jefferson Rehabilitation Hospital is appealing the Zoning and Platting Commission's decision of March 2, 2010 to deny the Conditional Use Site Plan known as Jefferson Street Rehabilitation Hospital (SPC-2009-0066C), located at 1600 W. 38th Street.

The proposed project is the addition of a 2-story rehabilitation hospital with a 3-story underground parking garage and one underground water quality pond to an existing site with a 4-story medical office building, partially-underground garage, and surface parking and drives. The proposal would cause an overall decrease in total impervious cover by about 4000 square feet, from 92% to 78%. The proposed hospital services would not offer surgery, obstetrical care services, or full-service emergency room, which requires a designated full-time physician for the service. The project, limited to a maximum of 60 beds, is proposed to be constructed in phases with the parking garage in the first phase. Interim parking during construction would be provided off-site to accommodate employees and patients during construction. Parking is designed to meet Land Development Code requirements during all phases of construction. The total number of parking spaces required and provided for the site is 442 spaces.

The proposal meets Land Development Code requirements for compatibility setbacks and height. Commercial Design Standards have been met via Alternative Equivalent Compliance, with the addition of urban sidewalk standards and shading along 38th Street and the compliance with façade, glazing, and lighting requirements for the new building.